



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

August 1, 2016  
1608-PUD-12  
Exhibit 1

**Docket Number:** 1608-PUD-12 (Ordinance No. 16-25)

**Petitioner:** Grand Junction Properties, LLC by Robert Beauchamp

**Request:** A change of zoning from the MF1: Multi-Family Low Density District to the **Park Street in the Junction** Planned Unit Development (PUD) District.

**Current Zoning:** MF1: Multi-Family Low Density District

**Property Size:** 0.5 acres +/-

**Current Land Use:** Single-family Residential Structures

**Exhibits:**

1. Staff Report
2. Location Map
3. Existing Character Exhibit
4. Concept Plans
5. Park Street PUD Ord. 16-25
6. Grand Junction Sub-District Addendum
7. Petitioner's Open House Summary
8. Public Comments

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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### **PETITION HISTORY**

This petition was introduced at the July 11, 2016, City Council meeting. The petition will receive a public hearing at the August 1, 2016, Advisory Plan Commission (the "APC") meeting.

This petition is scheduled to be presented to the Grand Junction Task Group (the "GJTG") on August 2, 2016.

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### **PROJECT OVERVIEW**

**Project Location:** The subject properties (collectively, the "property") are located at 226 and 228 Park Street, consisting of 0.5 acres +/- (see **Exhibit 2**). The property includes two existing single-family residential structures (see **Exhibit 3**), which are currently zoned the MF1: Multi-Family Low Density District. The Comprehensive Plan's Grand Junction Sub-District Addendum, as further summarized herein, identifies the property as being located within the "Park Street Sub-Area" of the "Junction Sub-District" of the "Grand Junction District" (see **Exhibit 6**).

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the “Park Street in the Junction<sup>1</sup>”, that would allow for the adaptive reuse of the existing single-family structures for commercial uses, as illustrated on the Concept Plans (see [Exhibit 4](#)). The proposed renovations are intended to be consistent with the character of the petitioner’s other renovated properties in the corridor. The proposed renovations are consistent with the Grand Junction Sub-District Addendum for the Park Street corridor.

Underlying Zoning District: The proposed PUD District Ordinance (the “PUD Ordinance”) (see [Exhibit 5](#)) defaults to the Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the GB: General Business District<sup>2</sup> as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District; however, restricts and prohibits uses that are automobile-dominated with a drive-through or pick-up window (e.g., gasoline service station, fast food restaurants), consistent with the recommendations of the Grand Junction Sub-District Addendum.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications would codify the existing lot and existing buildings (e.g., setbacks, lot sizes). The proposed modifications also incorporate as standards the guidelines (e.g., architecture, landscaping, parking, signs) from the Grand Junction Sub-District Addendum that better accommodate the desired character of the Park Street corridor.

Design Standards: As proposed, the PUD Ordinance defaults to the UDO for the applicable infrastructure and design standards (Chapter 8 of the UDO).

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## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan identifies the property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the [Grand Junction Implementation Plan](#) (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May, 2016, to include the Junction Sub-District (the “[Sub-District Addendum](#)”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as being located within the “Park Street Corridor” sub-area (see

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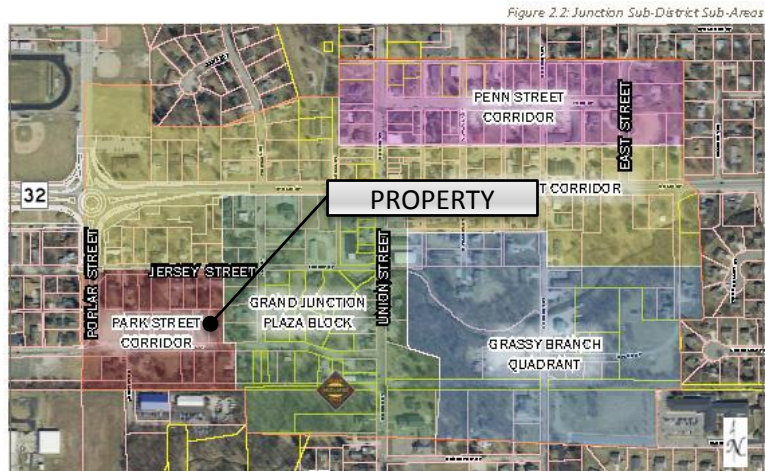
<sup>1</sup> The Grand Junction Sub-District Addendum (page 64) recommends the following naming convention for PUD Districts within the Junction Sub-District: “[Project Name] in the Junction PUD District”.

<sup>2</sup> The Grand Junction Sub-District Addendum (page 64) recommends the GB: General Business District as the appropriate underlying zoning district for PUD District ordinances in the Junction Sub-District.

**Exhibit 6).** The Sub-District Addendum provides a detailed vision for the Junction Sub-Districts, as established by the Implementation Plan, and the various sub-areas established by the Sub-District Addendum.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “**Park Street Corridor**” sub-area is characterized as follows (pg. 19 of the Sub-District Addendum):



Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see Figure 2.3: Existing Adaptively Reused Buildings) while encouraging new construction on individual lots that is contextually appropriate.

Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., parking (pg. 44) landscaping (pg. 48), lighting (pg. 55), signage (pg. 52), architecture (pg. 56, pg. 60), land uses (pg. 23) for development within the Park Street Corridor. The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 6**).

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## **PROCEDURAL**

**Public Hearing:** Changes in zoning are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the August 1, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

The petitioner hosted an open house on July 26, 2016, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The petitioner has provided a summary of that meeting, which is included at **Exhibit 7**.

### **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the August 1, 2016, Plan Commission meeting.
2. The Department will work with the petitioner regarding any revisions based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).